THIS INSTRUMENT PREPARED BY:

ArentFox Schiff LLP
44 Montgomery St., 38th Floor
San Francisco, CA 94104
ATTN: Angele Solano

Karen Johnson Davidson County
Batch# 1143918 DEEDQC
06/06/2024 09:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240606-0042370

AFTER RECORDING RETURN TO:
VVG Real Estate Holdings LLC
2429 South Peck Road,
Whittier, California 90601

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER(S):
2429 South Peck Road, Whittier, CA 90601	**SAME.**	095000125.00

QUITCLAIM DEED

FOR NO CONSIDERATION of the sum of Zero Dollars ($0.00), VELOCITY DEALERSHIP ACQUISITION LLC, a Delaware limited liability company ("Grantor"), does quitclaim and convey unto VVG REAL ESTATE HOLDINGS LLC, a Delaware limited liability company, its successors, heirs and assigns ("Grantee"), all right, title and interest in and to certain real estate in Davidson County, Tennessee as follows:

Beginning at a point, said point being a set iron pin lying on southerly right of way of Lebanon Pike approximately 290 feet east of Omohundra Drive and the Northwest corner of Tract I, thence with Tract I's westerly line South 17-32-42 East 956.94 feet to a point in the corner of the Mills Creek and also Tract I's southwest corner, thence with said creek and Metropolitan Industrial Park's northerly line as described in Plat Book 4300, Page 34 and Plat Book 4175, Page 4, R.O.D.C. South 62-02-00 West 74.88 feet to a point, thence South 38-30-00 West 854.04 feet to a point, thence leaving said creek with Donoho's easterly line as described in Deed Book 4756, Page 330 and a 20 foot right of way to the Donoho property, North 16-05-50 West 1053.81 feet, passing through an old iron pin witness corner at 55.17 feet at the top of bank of said creek, to a set iron pin, thence North 15-51-56 West 167.66 feet to a set iron pin lying in the southerly R.O.W. of Lebanon Pike. Thence with said R.O.W. North 42-50-58 East 110.56 feet to a set iron pin, thence North 47-09-02 West 5.00 feet to a set iron pin, thence North 42-50-58 East 78.90 feet to a set iron pin, thence with a curve to the right with a radius of 940.97 feet a Delta Angle of 24-15-01 for a length of 398.26 feet to a set iron pin, thence South 22-54-01 East 10.00 feet to a set iron pin, thence North 67-05-59 East 211.20 feet to a set iron pin, thence North 2-54-01 West 10.00 feet to an old concrete monument,

thence North 67-05-59 East 49.41 feet to the point of beginning.

Being the same property conveyed to Velocity Dealership Acquisition LLC, a Delaware limited liability company, by Warranty Deed from Kile Investments, LLC, a Tennessee limited liability company of record as Instrument No. 20211220-0167824, in the Register's Office for Davidson County, Tennessee.

The improved property, known as 1901 Lebanon Pike, Nashville, TN.

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES The actual consideration for this transfer is $*0.00*

Affiant _____

Subscribed and sworn to before me this the 24 day of May, 2024.

Notary Public Ashley Anne Rodriguez

ASHLEY ANNE RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2464874
My Comm. Expires Sep 29, 2027

My commission expires:

Witness our hand this 24 day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

Velocity Dealership Acquisition LLC,
a Delaware limited liability company

By: _____
Name: BRADLEY C. FAUVRE
Its: PRESIDENT
Date: 5-26-24

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____ }
COUNTY OF _____}

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

See attached
CA acknowledgment

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On May 24, 2024 *Date* before me, Ashley Anne Rodriguez, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Bradley C. Fauvre *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ASHLEY ANNE RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2464874
My Comm. Expires Sep 29, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Tennessee Certification of Electronic Document

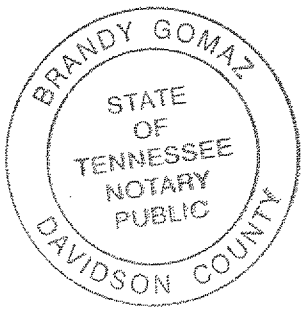
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 26, 2024 (date of document).

Affiant Signature

May 26, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of May, 20 24.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25